



11 HARPERS TERRACE, MIDDLETON ST. GEORGE, DARLINGTON, DL2 1JR

Offers In The Region Of £135,000

Offered for sale with NO ONWARD CHAIN, this beautifully presented two bedroom semi-detached home occupies a pleasant position within the ever-popular village of Middleton St George, making it an excellent opportunity for first-time buyers, investors or those looking to downsize.

Ideally situated for convenient access to the A66, Dinsdale Railway Station and Teesside International Airport, the property offers well-proportioned accommodation which has been enhanced with recently fitted flooring throughout.

The accommodation is warmed by gas central heating via a combination boiler and briefly comprises: an entrance porch leading into a welcoming lounge featuring a charming period-style fireplace, a separate dining room ideal for entertaining, a stylish refitted Shaker-style kitchen complete with integrated oven and hob, and a contemporary ground floor bathroom fitted with a modern white suite and shower over the bath.

To the first floor are two generous double bedrooms, with the principal bedroom enjoying an attractive bay window, allowing plenty of natural light.

Externally, the property benefits from a low-maintenance gravelled front garden together with an enclosed rear yard, providing a private outdoor space requiring minimal upkeep.



LOUNGE
14'3" x 13'2" (4.36m x 4.03)

DINING ROOM
7'10" x 7'8" (2.40m x 2.36m)

KITCHEN
10'10" x 21'4" (3.32m x 6.51m)

BATHROOM
4'11" x 8'0" (1.51m x 2.44m)

BEDROOM ONE
14'6" x 14'0" (4.42m x 4.28m)

BEDROOM TWO
8'0" x 8'7" (2.45m x 2.64m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	73
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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